

PASS MARIANNE MESSENGER

A roundup of your community's news



WHAT'S IN THIS ISSUE

Letter from your Board of Directors

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THE MESSENGER

Welcome to all the new Pass Marianne Residents!

The HOA Board and I would like to give a warm welcome to the new Pass Marianne Residents, Patsy Schiro, Alan and Colleen Couvillon, Kathy Dunning, Jane Curry, George and Princy Harrison, David and Kathie Sturgis and Rimmer and Liz Covington. We know you will love the Pass Marianne community and what it has to offer.

Many thanks to the new residents who have recently stepped up to serve on the Pass Marianne HOA Board: Robert Kroper, Princy Harrison and Gerri Mackey.

Emily Stowe, HOA Condo Manager

Letter from HOA Board of Directors

Dear Pass Marianne HOA members:

After years of attempting to deal with water leaks throughout the building, Pass Marianne is now at a point where solutions are available to remediate many waterproofing and moisture intrusion problems. In April, 2019, the HOA Board of Directors employed Moisture Intrusion Specialists to inspect the building and make recommendations about what could be done. MIS provided a detailed report and Scope of Work outlining the steps needed to correct most water intrusion issues. Based on these reports, the board employed ABG Caulking and Waterproofing, who reworked three balconies—which are no longer leaking. The Phase I assessment of \$1,000 financed this work.

The HOA Board is now ready to proceed with Phases II and III of the recommendations, but cannot do so until another substantial assessment is made to finance needed repairs. After receiving three bids for the repair and re-coating of the stucco, plus other balcony and stairwell rusting, the board has selected Associated Waterproofing Corp. as the company to address these badly needed maintenance problems. With the responsibility and authority given to the duly elected Board of Directors, via the Condo Documents, the board has unanimously agreed to move ahead with repairs and maintenance.

The informational meeting on February 20th will be an opportunity for all owners to hear first hand why the Board believes we must proceed. Budgetary issues will first be addressed, followed by a presentation detailing steps taken to bring us to our decision. The HOA Board of Directors invites you to attend this very important meeting.

2021 HOA Board of Directors
Pass Marianne Condos